

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

- 9. APPLICATION:** **Z13-021 (ACCELA # 13335-00000-00131)**
Location: **1454 CHESAPEAKE AVENUE (43212)**, being 0.82± acres located on the north and south sides of Chambers Road, 640± feet west of Northwest Boulevard. (130-006130, Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Guy Williams; 1387 Chambers Road; Columbus, Ohio 43212
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

BACKGROUND:

- This 0.82± acre site is one of four recently annexed sites the applicant is currently seeking to rezone to the AR-1, Apartment Residential District on this portion of Chesapeake Avenue in order to develop multi-unit dwellings. The applicant was granted approval for four rezonings on Chesapeake Avenue to the AR-1, Apartment Residential District to develop multi-unit dwellings in 2012. This site is developed with single-unit dwellings. The applicant is also pursuing a concurrent Council variance to reduce various development standards. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north is a child day care center in Franklin County. To the south are multi-unit dwellings zoned in the AR-3, Apartment Residential and C-4, Commercial Districts. To the east is a vacant parcel which is being proposed by this application to be rezoned to the AR-1 Apartment Residential District for multi-unit dwellings via Z13-013. To the west on the north side of Chesapeake Avenue is a single-unit dwelling, while on the south side of Chesapeake Avenue is a vacant parcel and beyond that is a multi-unit building in Franklin County.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission has not been received as of the preparation of this Staff Report.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Given the presence of the daycare center to the north, the AR-3, Apartment Residential zoning to the south, the applicant's ownership of the property to the east and the multi-unit building one parcel to the west, Staff finds the proposed use and zoning compatible with the zoning pattern and development pattern of the area. The existing single-unit dwelling to the west on the north side of Chesapeake Avenue will abut a park, so Staff finds no compatibility issue with that. Furthermore, Staff finds the proposed use to be compatible with the recommendation of the *Fifth by Northwest Neighborhood Plan* (2009).



Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



